

Northern Area Planning Committee
28th October 2025

Decision List

Application Reference: P/FUL/2024/04791

Application Site: Saxon Maybank East Farm Grain Mills Bradford Abbas Sherborne DT9 6JN

Proposal: Station 3 no. holiday lodges, install a package treatment plant & associated works

Recommendation: That for the purposes of the appeal, the Council would have been minded to grant permission, subject to the conditions listed below and to a legal agreement to secure the proposed landscaping and Biodiversity Net Gain arrangements, which are beyond the application's red line boundary.

Decision: that for the purposes of the appeal, the Council would have been minded to grant planning permission, subject to conditions and to a legal agreement to secure the proposed landscaping and biodiversity net gain arrangement which are beyond the application's red line boundary listed below.

The Inspector's attention is drawn to the private access to Plot 7 potentially being impacted by proposed Unit 18. The private way is shown on drawing no. 4777/04 Rev B and does not appear to be an insurmountable problem. While this was pointed out to be a private/legal matter for resolution between the applicant and third party, members wanted the Inspector to made aware of the situation and requested an informative be added to any decision in this respect. It is anticipated that the impacted third party will make representations directly to PINs on the matter.

1. The development to which this permission relates must be begun not later than the expiration of three years beginning with the date of this permission.

Reason: This condition is required to be imposed by Section 91 of the Town and Country Planning Act 1990 (as amended).

2. The development hereby permitted shall be carried out in accordance with the following approved documents: Location plan and proposed block plan – 4777/01 E Proposed site plan - 4777/02 G Proposed site landscape plan - 4777/03 C Site plan - 4777/04 B Site layout plan - 4777/05 A Proposed elevations and proposed floor plan Planning and Sustainability Statement vB by Symonds and Sampson dated July 2024 Foul Drainage Strategy and Nutrient Assessment vC by RSPD dated November 2024 Arboricultural Method Statement v4 by Hellis dated December 2024 Flood Risk Assessment Drainage Statement by IMA dated June 2024

Reason: For the avoidance of doubt and in the interests of proper planning.

3. The measures set out within the approved Ecological Impact Assessment agreed by the Biodiversity Certificate, certified by the Dorset Council Natural Environment Team on 18th November 2024 must be strictly adhered to. The units of holiday accommodation hereby approved must not be occupied until the measures detailed in the approved Biodiversity Plan have been completed in full and evidence of compliance, in accordance with section J of the approved Biodiversity Plan, has been supplied to the Local Planning Authority. Thereafter, the approved measures must be permanently maintained and retained in accordance with the approved details. Page 18

Reason: In the interest of biodiversity.

4. Prior to the commencement of any development hereby approved, above ground level, details of all external facing materials for the walls and roofs shall have been submitted to, and approved in writing by, the Local Planning Authority. Thereafter, the development shall proceed in accordance with such materials as have been agreed.

Reason: To ensure a satisfactory visual appearance of the development.

5. Prior to the occupation of any of the units of holiday accommodation hereby approved the turning/manoeuvring and parking areas shown on approved document 4777/02 G must have been constructed. Thereafter, these areas must be maintained, kept free from obstruction and made available for the turning/manoeuvring and parking of vehicles in perpetuity.

Reason: To ensure the proper and appropriate development of the site and to ensure that highway safety is not adversely impacted upon.

6. No more than 3 holiday lodges shall be sited within the boundary of the land edged in red on the location plan and block plan of approved document 4777/01 E. The accommodation hereby approved shall be occupied for holiday purposes only; shall not be occupied as a person's sole, or main place of residence; and the owners/operators must maintain an up-to-date register of the names of all owners/occupiers of the units of accommodation and of their main home addresses, and must make this information available at all reasonable hours at the request of a duly authorised officer of the Local Planning Authority.

Reason: To ensure that approved dwellings are not used for unauthorised permanent residential occupation.

7. Prior to the commencement of any development hereby approved, details of the finished floor levels of all of the lodges hereby approved, including details of any retaining system required for Unit 18 and decking structures for all units, shall have first been submitted to and approved in writing by the Local Planning Authority. Such levels shall be relative to an ordnance datum or such other fixed feature as may be

agreed in writing by the Local Planning Authority. The development shall be carried out in accordance with the approved details.

Reason: In the interest of visual amenity.

8. The development hereby permitted shall not commence until an arboricultural supervision and monitoring statement has been submitted to and agreed in writing by the Local Planning Authority and which shall be informed by a site meeting between the LPA's Tree Officer, Arboricultural Consultant and Site Manager. The development shall be carried out in accordance with the approved supervision and monitoring statement and the Arboricultural Impact Appraisal and Method Statement prepared by Hellis Solutions Limited ref: 24/10/224/NH dated December 2024 V4.0. A monitoring report shall be prepared and be submitted to and agreed by the Local Planning Authority on completion of development.

Reason: To safeguard trees which are important to the visual amenities of the area

9. Prior to the occupation of the development, hereby approved, the 30 PE Marsh Ensign package treatment plant, hereby approved, shall have been installed and retained for the lifetime of the development unless replaced in accordance with condition 11.

Reason: In the interest of nutrient neutrality.

10. Prior to the occupation of the development, hereby approved, a maintenance plan for the 30 PE Marsh Ensign package treatment plant, hereby approved, shall have been submitted to and approved in writing by the Local Planning Authority. The maintenance plan shall be adhered to for the lifetime of the 30 PE Marsh Ensign package treatment plant, hereby approved.

Reason: In the interest of nutrient neutrality.

11. Any replacement wastewater treatment systems shall achieve the equivalent or better effluent phosphorus concentration as the 30 PE Marsh Ensign package treatment plant. Any replacement wastewater treatment system shall be maintained in accordance with a maintenance plan submitted to and approved in writing by the Local Authority prior to its replacement and so as to ensure that the equivalent or better effluent phosphorus concentration as the 30 PE Marsh Ensign package treatment plant is achieved.

Reason: In the interest of nutrient neutrality.

12. Prior to the commencement of development a detailed surface water management scheme for the site, based upon the hydrological and hydrogeological context of the development, including infiltration testing to BRE Digest 365 Standard and providing clarification of how drainage is to be managed during construction and a timetable for implementation of the scheme shall be submitted to and approved in

writing by the Local Planning Authority. The scheme shall have regard to the guidance set out in the current DEFRA national standards Sustainable Drainage Systems (SuDS). The surface water scheme shall be implemented in accordance with the approved details including the timetable for implementation.

Reason: To prevent the increased risk of flooding and to protect water quality and to take into account current national standards for SuDS.

13.Details of measures to limit the water use of the lodges to 110 litres per person per day shall be submitted to and approved in writing by the Local Planning Authority before the lodges are occupied. The submitted details shall include a water consumption calculation for each unit. The approved measures shall be implemented prior to occupation and maintained for the lifetime of the development in accordance with the approved details thereafter.

Reason: To ensure nutrient neutrality in Somerset Levels and Moors Ramsar catchment in the interests of protected habitats.

Informative Notes:

1. In accordance with paragraph 38 of the NPPF, the council, as local planning authority, takes a positive approach to development proposals and is focused on providing sustainable development. The council works with applicants/agents in a positive and proactive manner by: - offering a pre-application advice service, and - as appropriate updating applicants/agents of any issues that may arise in the processing of their application and where possible suggesting solutions. In this case the applicant/agent was updated of any issues and provided with the opportunity to address issues identified by the case officer.

2.The applicant is reminded of their responsibility to submit evidence of compliance with the Biodiversity Plan to Dorset Natural Environment Team in order to comply fully with requirements of condition 3.

3.Building Control advise the following:

- Any unprotected areas (window and doors) should comply with B4, in relation to the boundary position.
- Fire and Rescue Service access to accord to the requirements of B5 of the Building Regulations
- The external approaches and internal circulation spaces should comply with the requirements of M4(1) as a minimum standard.
- The Sewage Treatment plant discharge and surface water treatment should comply with H1/H2/H3 and the Environment Agencies General Binding Rules. Based on the proposed number of properties discharging via the proposed foul drainage field, there may not be an adequate area of land available. Percolation tests should be undertaken and the drainage field size and position calculated to ensure compliance prior to an approval being issued.
- Provision for electric car charging points under S1 will apply

4. Wessex Water give the following informatives: Surface water drainage Surface water must be disposed of via the SuDS Hierarchy which is subject to Building Regulations. No surface water runoff, land drainage or ground water will be accepted into a public sewer that carries sewerage, either directly or indirectly. Foul drainage There is no proposed connection to the public foul sewer, the use of a PTP/Cesspit is subject to agreement with the LLFA and EA Water supply Subject to application we can provide domestic water supplies from the 6" public water main. Guidance and application can be found on their website. If you plan are installing or altering your plumbing system, you may have to let us know before work begins. Further information on their website. Existing assets According to our records there are no recorded public sewers or water mains within the immediate proximity of the development site. Information on this plan is provided for identification purposes only and no warranty as to its accuracy or completeness is given or implied. Please review the disclaimer on the plan for additional information.

5. Biodiversity Net Gain The effect of paragraph 13 of Schedule 7A to the Town and Country Planning Act 1990 is that planning permission granted for the development of land in England is deemed to have been granted subject to the condition "(the biodiversity gain condition)" that development may not begin unless: (a) a Biodiversity Gain Plan has been submitted to the planning authority, and (b) the planning authority has approved the plan. The planning authority, for the purposes of determining whether to approve a Biodiversity Gain Plan if one is required in respect of this permission would be Dorset Council. There are statutory exemptions and transitional arrangements which mean that the biodiversity gain condition does not always apply. These are listed below. Based on the information available this permission is considered to be one which will require the approval of a biodiversity gain plan before development is begun because none of the statutory exemptions or transitional arrangements listed below are considered to apply. Read more about Biodiversity Net Gain and Biodiversity Gain Plans at:
<https://www.dorsetcouncil.gov.uk/w/biodiversity-net-gain> and
<https://www.gov.uk/guidance/submit-a-biodiversity-gain-plan>

6. Statutory Exemptions and Transitional Arrangements in respect of the Biodiversity Gain Plan 1. The application for planning permission was made before 12 February 2024. 2. The planning permission relates to development to which section 73A of the Town and Country Planning Act 1990 (planning permission for development already carried out) applies. 3. The planning permission was granted on an application made under section 73 of the Town and Country Planning Act 1990 and (i) the original planning permission to which the section 73 planning permission relates* was granted before 12 February 2024; or (ii) the application for the original planning permission* to which the section 73 planning permission relates was made before 12 February 2024. 4. The permission which has been granted is for development which is exempt being: 4.1 Development which is not 'major development' (within the meaning of article 2(1) of the Town and Country Planning (Development Management Procedure) (England) Order 2015) where: i) the application for planning permission was made before 2 April 2024; ii) planning permission is granted which has effect before 2 April 2024; or iii) planning permission is granted on

an application made under section 73 of the Town and Country Planning Act 1990 where the original permission to which the section 73 permission relates* was exempt by virtue of (i) or (ii). 4.2 Development below the de minimis threshold, meaning development which: i) does not impact an onsite priority habitat (a habitat specified in a list published under section 41 of the Natural Environment and Rural Communities Act 2006); and Page 22 ii) impacts less than 25 square metres of onsite habitat that has biodiversity value greater than zero and less than 5 metres in length of onsite linear habitat (as defined in the statutory metric). 4.3 Development which is subject of a householder application within the meaning of article 2(1) of the Town and Country Planning (Development Management Procedure) (England) Order 2015. A “householder application” means an application for planning permission for development for an existing dwellinghouse, or development within the curtilage of such a dwellinghouse for any purpose incidental to the enjoyment of the dwellinghouse which is not an application for change of use or an application to change the number of dwellings in a building. 4.4 Development of a biodiversity gain site, meaning development which is undertaken solely or mainly for the purpose of fulfilling, in whole or in part, the Biodiversity Gain Planning condition which applies in relation to another development, (no account is to be taken of any facility for the public to access or to use the site for educational or recreational purposes, if that access or use is permitted without the payment of a fee). 4.5 Self and Custom Build Development, meaning development which: i) consists of no more than 9 dwellings; ii) is carried out on a site which has an area no larger than 0.5 hectares; and iii) consists exclusively of dwellings which are self-build or custom housebuilding (as defined in section 1(A1) of the Self-build and Custom Housebuilding Act 2015). 4.6 Development forming part of, or ancillary to, the high speed railway transport network (High Speed 2) comprising connections between all or any of the places or parts of the transport network specified in section 1(2) of the High Speed Rail (Preparation) Act 2013. * “original planning permission means the permission to which the section 73 planning permission relates” means a planning permission which is the first in a sequence of two or more planning permissions, where the second and any subsequent planning permissions are section 73 planning permissions.